

## Westwood #2 Townhouses

### Newsletter

We wish to thank all the folks who trimmed back their foliage after receiving the letter in December. However, there are still a few of you who need to trim it away from the tops of fences and roofs. Ivy (and related clinging plants) must not be attached to the surface of the units or grow through the fences. You will receive a second letter giving you 30 days to complete this procedure. If still not completed, you are subject to be fined. In addition, rugs, towels, plants in pots, etc. must not be placed on or draped over the fences. And residents are not to dump the trimmings over the fences!

Many residents are very concerned over the amount of dog poop which still exists. If you see residents not picking up after their pets, please give Elite Management a call, (858) 485-0881, giving the unit number. Owners will be sent a letter and are subject to fines. The same goes for off-leash dogs.

Parking on the grass or in designated red zones is not permitted at any time; you will immediately be towed! No warnings needed.

And with regard to parking, the board has instituted a new policy which was mentioned in the last newsletter because of the many abuses by residents and outsiders of the parking rules. Each unit will be issued two parking stickers which will be numbered and residents will need to sign for and pick up (much like you pick up your Westwood Club cards). Look for a postcard from Elite Management giving you the details. These are to be used for the parking spaces in the little private lots in the complex. Remember, there is a 72 hour limit for each space; then the vehicle must be moved 1/10 of a mile to a new location. Also, no commercial vehicles may park in the driveways, small private lots or private streets.

Just a reminder that written approval must be obtained from the Board of Directors PRIOR to ANY alteration, installation or change to the exterior of your unit.

For those of you who still have your holiday lights up, please take them down. Almost half of the year has gone by!

We are still in a water conservation period and water rates are scheduled to be raised again. When costs rise, the dues have to be raised! Hopefully, this is all that needs to be said.

Because of the many recent water intrusion occurrences, I am compelled to mention the rules which apply and make a recommendation or two. ALL OWNERS (whether residing onsite or renting/leasing their property must maintain an HO-6 insurance

policy which covers the unit from the walls out (including furnishings and improvements). In addition, many of the units have high water pressure which tends to cause the pipes to break. A pressure regulator needs to be installed in the garage shutoff valve. This is the responsibility of each owner. If you do not have a pressure regulator or your garage shutoff valve no longer works, I beg you to get it fixed promptly or suffer the ordeal of having your unit torn up for a lengthy period of time. Inexpensive leak detectors can also be purchased for water using fixtures and appliances which can be placed near these devices. Remember, water leaks must be repaired immediately upon discovery. If damage is caused to Association property and is left unrepaired, it will be replaced by the Association and charged to the homeowner.

Dumping of materials in the creek or near the small maintenance shed is prohibited and will be prosecuted.

**Landlords are responsible for sharing the contents of all newsletters with their tenants.**

Comments, complaints and suggestions for inclusion in the newsletter may be addressed directly to Judy Bush: [jbush1@san.rr.com](mailto:jbush1@san.rr.com).